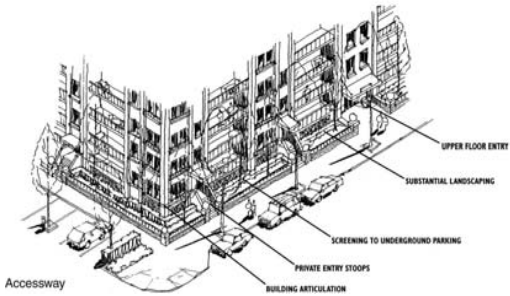


DESIGN CONSIDERATIONS FOR R4-TOD ZONING:



EXAMPLE OF STREET FRONT DESIGN FOR R4-TOD ZONING:



City of Milpitas

City of Milpitas
Planning Division
455 E. Calaveras Blvd.
Milpitas, CA 95035

Phone: 408-586-3279

Fax: 408-586-3293

Web: <http://www.ci.milpitas.ca.gov>



PLANNING AND
NEIGHBORHOOD
SERVICES
DEPARTMENT

TOD ZONING
DISTRICT
(TRANSIT
ORIENTED
DEVELOPMENT
COMBINING
DISTRICT)

PHONE: 408-586-3279

FAX: 408-586-3293

City of Milpitas

WHAT IS A TOD ZONE?

The Transit Oriented Development Combining District (TOD) provides land uses, densities, intensities and development standards that enhance and support transit and are located near transit stations. The combination of goods and services within a convenient walk of transit stations encourage stable, attractive residential, commercial and industrial areas. The TOD overlay is combined with any zoning district within a 2,000-foot walk from a rail transit station. The standards of the TOD district prevail when there are conflicts with the standards of the underlying zoning district. The TOD district is found in the Midtown Area.

WHAT IS A MXD ZONE?

The Mixed Use zoning district encourages a compatible mix of residential, retail, entertainment, office and commercial service uses with a pedestrian-oriented streetscape. The combination of residential and commercial uses is intended to provide an “around-the-clock-environment” with urban open areas (i.e. plazas, squares) that serve multiple purposes and can be used for special events. The MXD zone is found in the Midtown Area.

HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

You may contact the City of Milpitas Planning Department.

Please supply the following information:

- Street Address
- Assessor's Parcel Number (APN) number (if available)

WHAT ARE THE PERMITTED USES IN THE TOD ZONE?

Small-scale commercial uses to serve residents and local pedestrian traffic and transit users, such as dry cleaners, video rentals, day care centers and cafes are permitted in the TOD zone.

WHAT ARE THE PARKS AND OPEN SPACE REQUIREMENTS FOR THE TOD ZONE?

The amount and type of open space must be to the approval of the Planning Commission through site and architectural review.

Park in-lieu fees will still apply for residential developments.

WHAT ARE THE BUILDING REQUIREMENTS FOR THE TOD ZONE?

	Residential Density (units per gross acre)	Maximum Building Height	Floor Area Ratio for Nonresidential
MXD-TOD	31 to 40	Four stories and 60 feet	100% or 1.00
R4-TOD	41 to 60	Five stories and 75 feet	50%* or .50
C2-TOD	Not applicable	No limit	100% or 1.00
M2-TOD	Not applicable	No Limit**	40% or .40

*When combined with very high density residential

**For structures exceeding three stories or 35 feet, city must make finding that excess height will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.

WHAT ARE THE PARKING REQUIREMENTS FOR THE TOD ZONE?

- Parking requirements of the underlying zoning district apply (R4, MXD, C2 and M2)
- Parking requirements in the TOD zone may be reduced up to 20%
- Projects must encourage the use of transit, walking and bicycles by measures such as:
 - Providing retail shops and services that residents and employees use frequently: restaurants, exercise facilities, dry cleaners and automated teller machines
 - Participating in programs that support mass transit.
 - Providing bicycle facilities and showers

ARE THERE EXCEPTIONS TO THE DEVELOPMENT STANDARDS?

Except for density and floor area ratios, exceptions to development standards can be granted by the Planning Commission through a Use Permit.

OTHER REQUIREMENTS?

For answers to other questions on topics such as parking, driveway, public improvements, or architectural requirements, please contact the Planning Division at (408) 586-3279.

Note: The Midtown Specific Plan and the Zoning Ordinance are available on the Internet at <http://www.ci.milpitas.ca.gov>.

EXAMPLE OF MXD-TOD DEVELOPMENT:

